

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
Los Angeles DIVISION

In re: SANOHO DEVELOPMENT, LLC

§ Case No. 2:14-bk-25908-BB  
§  
§  
§

Debtor(s)

---

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION  
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY  
ADMINISTERED AND APPLICATION TO BE DISCHARGED (TDR)**

Wesley H. Avery, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <u>\$609,200.00</u> <i>(without deducting any secured claims)</i>	Assets Exempt: <u>N/A</u>
Total Distributions to Claimants: <u>\$5,509,271.27</u>	Claims Discharged Without Payment: <u>N/A</u>
Total Expenses of Administration: <u>\$770,880.49</u>	

3) Total gross receipts of \$6,280,151.76 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$6,280,151.76 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from <b>Exhibit 3)</b>	\$6,230,492.96	\$5,745,565.35	\$5,501,321.98	\$5,501,321.98
PRIORITY CLAIMS:				
CHAPTER 7 ADMIN. FEES AND CHARGES (from <b>Exhibit 4)</b>	\$0.00	\$1,117,573.30	\$770,880.49	\$770,880.49
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from <b>Exhibit 5)</b>	\$0.00	\$0.00	\$0.00	\$0.00
PRIORITY UNSECURED CLAIMS (from <b>Exhibit 6)</b>	\$110,975.82	\$8,650.70	\$8,650.70	\$7,949.29
GENERAL UNSECURED CLAIMS (from <b>Exhibit 7)</b>	\$193,292.00	\$55,033.13	\$7,391.94	\$0.00
<b>TOTAL DISBURSEMENTS</b>	<b>\$6,534,760.78</b>	<b>\$6,926,822.48</b>	<b>\$6,288,245.11</b>	<b>\$6,280,151.76</b>

4) This case was originally filed under chapter 11 on 08/19/2014, and it was converted to chapter 7 on 10/17/2014. The case was pending for 46 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 09/04/2018

By: /s/ Wesley H. Avery  
Trustee

**STATEMENT** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO  
FINAL ACCOUNT**

**EXHIBIT 1 – GROSS RECEIPTS**

DESCRIPTION	UNIFORM TRAN. CODE <sup>1</sup>	\$ AMOUNT RECEIVED
Tax Refund	1224-000	\$3,720.72
Condos (14 Units): 11312 Huston St, N. Hollywood, CA 91601	1110-000	\$6,276,012.44
Deposit with Gas Company	1229-000	\$418.60
<b>TOTAL GROSS RECEIPTS</b>		<b>\$6,280,151.76</b>
<sup>1</sup> The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.		

**EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES**

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
	None		

**EXHIBIT 3 - SECURED CLAIMS**

Claim NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
2-1	LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR	4110-000	\$0.00	\$0.00	\$0.00	\$0.00
9-1	Symphony Asset Pool XXIII, LLC c/o Andrew J. Haley, Esq. Greenwald, Pauly & Miller, P.C.	4110-000	\$5,010,492.96	\$5,364,239.35	\$5,314,140.94	\$5,314,140.94
10-1	Alona Harris c/o L. Richard Walton, Esq. Walton & Walton, LLP	4110-000	\$220,000.00	\$381,326.00	\$187,181.04	\$187,181.04
N/F	Richard Hart	4110-000	\$1,000,000.00	NA	NA	NA
<b>TOTAL SECURED</b>			<b>\$6,230,492.96</b>	<b>\$5,745,565.35</b>	<b>\$5,501,321.98</b>	<b>\$5,501,321.98</b>

**EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES**

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Trustee, Fees - Wesley Avery	2100-000	NA	\$132,284.09	\$132,284.09	\$132,284.09
Trustee, Expenses - Wesley Avery	2200-000	NA	\$254.13	\$254.13	\$254.13
Charges, U.S. Bankruptcy Court	2700-000	NA	\$350.00	\$350.00	\$350.00
Bond Payments - INTERNATIONAL SURETIES	2300-000	NA	\$46.30	\$46.30	\$46.30
Costs re Sale of Property - Better Escrow Service	2500-000	NA	\$1,025.00	\$1,025.00	\$1,025.00
Costs re Sale of Property - Caliber Escrow, Inc	2500-000	NA	\$10,905.37	\$10,905.37	\$10,905.37
Costs re Sale of Property - M Rambaut	2500-000	NA	\$150.00	\$150.00	\$150.00
Costs re Sale of Property - Rents	2500-000	NA	\$6,990.40	\$6,990.40	\$6,990.40
Costs re Sale of Property - Security Deposits	2500-000	NA	\$20,350.00	\$20,350.00	\$20,350.00
Costs re Sale of Property - Ticor Title Company	2500-000	NA	\$6,072.50	\$6,072.50	\$6,072.50
Banking and Technology Service Fee - Rabobank, N.A.	2600-000	NA	\$1,345.59	\$1,345.59	\$1,345.59
Other State or Local Taxes (post-petition) - Government Recording and Transfer Charges	2820-000	NA	\$35,002.80	\$35,002.80	\$35,002.80
Other State or Local Taxes (post-petition) - Los Angeles County	2820-000	NA	\$52,773.61	\$52,773.61	\$52,773.61
Other State or Local Taxes (post-petition) - Property Tax	2820-000	NA	\$2,730.97	\$2,730.97	\$2,730.97
Other State or Local Taxes (post-petition) - FRANCHISE TAX BOARD	2820-000	NA	\$2,698.29	\$2,698.29	\$2,698.29
Attorney for Trustee Fees (Other Firm) - LAW OFFICES OF ROBERT ARONSON	3210-000	NA	\$408,710.49	\$166,388.27	\$166,388.27
Attorney for Trustee Expenses (Other Firm) - LAW OFFICES OF ROBERT ARONSON	3220-000	NA	\$4,049.88	\$4,049.88	\$4,049.88
Accountant for Trustee Fees (Other Firm) - MENCHACA & COMPANY	3410-000	NA	\$26,425.00	\$19,515.63	\$19,515.63
Accountant for Trustee Expenses (Other Firm) - MENCHACA & COMPANY	3420-000	NA	\$61.75	\$61.75	\$61.75
Realtor for Trustee Fees (Real Estate Commissions) - Marcus & Millichap	3510-000	NA	\$250,004.00	\$250,004.00	\$250,004.00

Consultant for Trustee Fees - Jeffrey L. Sumpter	3731-000	NA	\$155,182.00	\$57,720.78	\$57,720.78
Consultant for Trustee Expenses - Jeffrey L. Sumpter	3732-000	NA	\$161.13	\$161.13	\$161.13
<b>TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES</b>		NA	<b>\$1,117,573.30</b>	<b>\$770,880.49</b>	<b>\$770,880.49</b>

**EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES**

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
		None			

**EXHIBIT 6 – PRIORITY UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
5P-1	City of Los Angeles Office of FinanceLos Angeles City Attorney's Office Attn: Wendy Loo	5800-000	\$0.00	\$1,225.70	\$1,225.70	\$1,126.32
6P-1	Kevin and Loredana Cardwell	5600-000	\$0.00	\$2,775.00	\$2,775.00	\$2,550.00
11-1	FRANK & NICOLE TORTORICI	5600-000	\$2,500.00	\$2,500.00	\$2,500.00	\$2,297.30
12-1	DOUG VANNI & MAX ELI	5600-000	\$2,150.00	\$2,150.00	\$2,150.00	\$1,975.67
N/F	BRYAN DIAZ LAW, A.P.C.	5700-000	\$52,000.00	NA	NA	NA
N/F	Los Angeles Recorder's Office	5800-000	\$54,325.82	NA	NA	NA
<b>TOTAL PRIORITY UNSECURED CLAIMS</b>			<b>\$110,975.82</b>	<b>\$8,650.70</b>	<b>\$8,650.70</b>	<b>\$7,949.29</b>

**EXHIBIT 7 – GENERAL UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
1-2	Internal Revenue Service	7100-000	\$0.00	\$958.22	\$958.22	\$0.00
3-1	Tre Elevator	7100-000	\$4,202.00	\$2,500.00	\$2,500.00	\$0.00
4-1	FRANCHISE TAX BOARD	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
5U-1	City of Los Angeles Office of FinanceLos Angeles City Attorney's Office Attn: Wendy Loo	7100-000	NA	\$461.24	\$461.24	\$0.00
6U-1	Kevin and Loredana Cardwell	7100-000	\$5,990.00	\$3,215.00	\$3,215.00	\$0.00
7-1	BellSouth Telecommunications, Inc.% AT&T Services, IncKaren Cavagnaro, Paralegal	7100-000	\$0.00	\$257.48	\$257.48	\$0.00
8-2	Ethan Teitler c/o Law Offices of Frerick H. Stern	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
13-1	MGA Electric CorporationTrust Electric	7100-000	\$30,000.00	\$47,641.19	\$0.00	\$0.00
N/F	Athena Sterig	7100-000	\$650.00	NA	NA	NA
N/F	Blake & Bryan Izabel	7100-000	\$2,450.00	NA	NA	NA
N/F	Greenwald Pauly & Miller	7100-000	\$0.00	NA	NA	NA
N/F	Kay Bechwith	7100-000	\$150,000.00	NA	NA	NA
N/F	Lynn Metrow	7100-000	NA	NA	NA	NA
N/F	Randy Lee	7100-000	NA	NA	NA	NA

N/F	Superior Court of Los Angeles North Central District	7100-000	\$0.00	NA	NA	NA
<b>TOTAL GENERAL UNSECURED CLAIMS</b>			<b>\$193,292.00</b>	<b>\$55,033.13</b>	<b>\$7,391.94</b>	<b>\$0.00</b>

**Form 1**

**Individual Estate Property Record and Report  
Asset Cases**

Exhibit 8  
Page: 1

**Case No.:** 2:14-bk-25908-BB

**Trustee Name:** (001270) Wesley H. Avery

**Case Name:** SANOHO DEVELOPMENT, LLC

**Date Filed (f) or Converted (c):** 10/17/2014 (c)

**For Period Ending:** 09/04/2018

**§ 341(a) Meeting Date:** 11/19/2014

**Claims Bar Date:** 02/17/2015

Ref. #	1 Asset Description (Scheduled And Unscheduled (u) Property)	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property Formally Abandoned OA=§554(a) abandon.	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1	Condos (14 Units): 11312 Huston St, N. Hollywood, CA 91601	6,100,000.00	1,010,000.00		6,276,012.44	FA
2	Investment Property: 28224 N. Matador Place, Santa Clarita, CA 91390 (10 percent interest) Owed \$961,000 to SLS Servicing. (u)	603,000.00	242,507.04		0.00	FA
3	Deposit with Gas Company (u)	0.00	0.00		418.60	FA
4	Checking Account - Wells Fargo Bank	200.00	200.00		0.00	FA
5	Staging furniture including beds, sofa, tables	6,000.00	6,000.00		0.00	FA
6	Tax Refund (u)	0.00	0.00		3,720.72	FA
7	VOID (DUPLICATE) (u)	0.00	0.00		0.00	FA
<b>7</b>	<b>Assets Totals (Excluding unknown values)</b>	<b>\$6,709,200.00</b>	<b>\$1,258,707.04</b>		<b>\$6,280,151.76</b>	<b>\$0.00</b>

## Form 1

# Individual Estate Property Record and Report Asset Cases

Exhibit 8  
Page: 2

Case No.: 2:14-bk-25908-BB

Trustee Name: (001270) Wesley H. Avery

Case Name: SANOHO DEVELOPMENT, LLC

Date Filed (f) or Converted (c): 10/17/2014 (c)

For Period Ending: 09/04/2018

§ 341(a) Meeting Date: 11/19/2014

Claims Bar Date: 02/17/2015

### Major Activities Affecting Case Closing:

#### REPORTING PERIOD AS OF JUNE 30, 2019

All checks cleared. TDR submitted on 9/4/2018.

Check #114 had not cleared. Upon contacting the claimant, trustee was notified that claimant's address had changed. Accordingly, trustee issued a stop payment on check #114 on 7/3/2018, and re-issued the check to the claimant on 7/5/2018.

#### REPORTING PERIOD AS OF JUNE 30, 2018

The Franchise Tax Board notified the Trustee that they would be sending tax refund payments; the payments were received and deposited into the bankruptcy estate on 1/23/2018. TFR submitted on 1/23/2018. Hearing set for April 4, 2018 at 2:00pm in Courtroom 1539. TFR granted; order lodged (LOU 5362571).

In order to make a distribution to creditors, trustee and professionals voluntarily agreed to reduce their fees as follows:

-Trustee (Wesley H. Avery): Voluntarily reduced compensation from \$211,548.19 to \$132,284.09; no interim distribution was paid.

-Trustee's Counsel (Robert Aronson): Voluntarily reduced fees from \$408,710.49 to \$166,388.27; already paid interim distribution in the amount of \$90,944.47, leaving a balance to be paid of \$75,443.80.

-Trustee's Consultant (CBIZ): Voluntarily reduced fees from \$155,182.00 to \$57,720.78; already paid interim distribution in the amount of \$20,000.00, leaving a balance to be paid of \$37,720.78.

-Trustee's Accountant (Menchaca & Company): Voluntarily reduced fees from \$26,425.00 to \$19,515.63; already paid interim distribution in the amount of \$8,000.00, leaving a balance to be paid of \$11,515.63.

#### AGED CASE SUMMARY AS OF SEPTEMBER 30, 2017

The tax returns were received and filed on 8/30/2017. Hearing on motion to disallow claims is set for 11/15/2017. Upon the court's ruling, the trustee will submit the final report.

#### REPORTING PERIOD AS OF JUNE 30, 2017

All assets have been administered. Trustee has requested the estate tax return from the accountant. Once the tax return is received and filed, the trustee will start closing preparation for this case.

This case involved, among other things, two substantial pieces of litigation. The first was with secured creditor Symphony, which was a claims objection. That matter was resolved by way of a court approved settlement in October 2015. The other was a trial on the trustee's complaint for fraudulent transfer, usury and other claims against secured creditor Alona Harris. The trustee prevailed on some claims and not on others, but in the end reduced the Harris claim from \$381,000 to \$187,000 pursuant to an order issued by the court on April 28, 2017. The creditor has been paid this sum. All related appeals have been dismissed.

10/29/2016: Motion RE: Objection to Claim Number 8 by Claimant Ethan Teitler, President, ETZ Construction, Inc.. Filed by Creditor Alona Harris (Attachments: # (1) Notice of Motion & Motion on Objection to Proof of Claim Number 8 # (2) Declaration of L. Richard Walton I/S/O Objection to Proof of Claim No. 8 # (3) Request for Judicial Notice I/S/O Objection to Proof of Claim No. 8 # (4) Proposed Order on Objection to Proof of Claim No. 8) (Walton, Lewis)

10/29/2016: Objection to Claim #8 by Claimant Ethan Teitler, President, ETZ Construction, Inc. in the amount of \$ 800,000 Filed by Creditor Alona Harris. (Attachments: # (1) Notice of Objection to Claim (F 3007-1.1.NOTICE.OBJ.CLAIM) # (2) Declaration of L. Richard Walton I/S/O Objection to Proof of Claim No. 8 # (3) Request for Judicial Notice I/S/O Objection to Proof of Claim No. 8 # (4) Proposed Order on Objection to Proof of Claim No. 8) (Walton, Lewis)

## Form 1

# Individual Estate Property Record and Report Asset Cases

Exhibit 8  
Page: 3

Case No.: 2:14-bk-25908-BB

Trustee Name: (001270) Wesley H. Avery

Case Name: SANOHO DEVELOPMENT, LLC

Date Filed (f) or Converted (c): 10/17/2014 (c)

For Period Ending: 09/04/2018

§ 341(a) Meeting Date: 11/19/2014

Claims Bar Date: 02/17/2015

### REPORTING PERIOD AS OF JUNE 30, 2016

The only remaining litigation is against former second trust deed holder Alona Harris. The estate has sued Ms. Harris on a number of claims for relief, including avoidance of fraudulent transfer, declaratory relief challenging the validity of the Harris loan documents, usury, objection to claim and surcharge of the Harris loan documents. Harris has also counterclaimed against the trustee for reformation, fraud and other claims, which counterclaims were dismissed by the bankruptcy court. The District Court upheld this dismissal on appeal, and the matter has now been appealed by Harris to the 9th Circuit.

A Joint Pre-Trial Order is due on August 2, 2016, with the Pre-Trial Conference to be held on August 16, 2016. The Joint Pre-Trial Order is now being prepared. Trial on this matter should occur between late October and December. Appellate briefing is as follows – Appellant (Harris) Brief due 9/19/16. Respondent Brief due 10/19/16.

Also working with our expert Jeff Sumpter regarding his expert report in support of trial. Also witness preparation as we head to trial. Trial should be completed by year end. Then will come the trustee's final accounting.

### REPORTING PERIOD AS OF JUNE 30, 2015

#### Status:

Trustee's counsel concluded a highly contested and difficult sale of the subject property in December 2014. The sale yielded over \$700,000 for the estate, which is now the subject of two litigation matters. Anticipated completion of legal work depends on the ability to resolve the two matters. There are two pending litigation matters:

- (1) Claim objection against the first trust deed holder, Symphony Asset Pool XXIII, LLC on the issue of Symphony's actual damages. The parties attended an unsuccessful mediation on 7/28/2015. The objection is now set for an evidentiary hearing on August 18, 2015.
- (2) Adversary proceeding filed against second trust deed holder Alona Harris. A hearing on Harris' second motion to dismiss is set for August 25, 2015.

#### GENERAL

Real property equity.

#### PROFESSIONALS

- Order Granting Application to Employ Robert M. Aronson APC as the Trustee's Counsel (BNC-PDF) (Related Doc # [74]) Signed on 12/2/2014. (Kaaumoana, William)
- Order Granting Application to Employ JOHN J MENCHACA (BNC-PDF) (Related Doc # [68]) Signed on 12/11/2014. (Kaaumoana, William)
- Order Granting Application to Employ CBIZ Valuation Group, LLC as Financial Advisors, approved as of 12/23/14; (BNC-PDF) (Related Doc # [115]) Signed on 3/20/2015. (Jackson, Wendy Ann)

#### INSURANCE

Mercury Ins CCP0044680 866-961-4570  
Accord CCP0044880 818-938-2604

#### TAX RETURNS

Tax return requested from accountant Menchaca on 6/20/2017. Tax return filed on 8/30/2017.

#### CLAIMS STATUS

Claims Bar Date is 2/17/2015. Trustee has reviewed claims and objected as needed.

- Docket 251 (10/29/2016): Objection to Claim #8 by Claimant Ethan Teitler, President, ETZ Construction, Inc. in the amount of \$ 800,000 Filed by Creditor Alona Harris.
- Docket 271 (10/10/2017): Motion to Disallow Claims of Trust Electric (claim #13) Filed by Trustee Wesley H Avery (TR) (Aronson, Robert)

## Form 1

### Individual Estate Property Record and Report Asset Cases

Exhibit 8  
Page: 4

**Case No.:** 2:14-bk-25908-BB

**Trustee Name:** (001270) Wesley H. Avery

**Case Name:** SANOHO DEVELOPMENT, LLC

**Date Filed (f) or Converted (c):** 10/17/2014 (c)

**For Period Ending:** 09/04/2018

**§ 341(a) Meeting Date:** 11/19/2014

**Claims Bar Date:** 02/17/2015

#### CLOSING

Request for court costs and Notice to Professionals filed on 9/8/2017. Notice to Pay Court Costs Due Sent To: Wesley Avery, Chapter 7 Trustee, Total Amount Due \$350.00.

INITIAL ETFR: 12/31/2016

NEW ETFR (AS OF 6/30/2016): 12/31/2017

**Initial Projected Date Of Final Report (TFR):** 12/31/2016

**Current Projected Date Of Final Report (TFR):** 02/22/2018 (Actual)

**Form 2**Exhibit 9  
Page: 1**Cash Receipts And Disbursements Record**

**Case No.:** 2:14-bk-25908-BB      **Trustee Name:** Wesley H. Avery (001270)  
**Case Name:** SANOHO DEVELOPMENT, LLC      **Bank Name:** Rabobank, N.A.  
**Taxpayer ID #:** \*\*-\*\*\*1143      **Account #:** \*\*\*\*\*2966 Checking Account  
**For Period Ending:** 09/04/2018      **Blanket Bond (per case limit):** \$5,000,000.00  
**Separate Bond (if applicable):** N/A

1	2	3	4	5	6	7	
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
04/27/15	{3}	SoCalGas	Return of deposit from gas company	1229-000	418.60		418.60
04/27/15	{1}	Legacy Realty Capital Inc	Remaining funds from the receivership estate	1110-000	25,912.44		26,331.04
04/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		10.00	26,321.04
05/27/15	{6}	State of California	State Tax Refund for Tax Year 2011	1224-000	175.35		26,496.39
05/29/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		36.59	26,459.80
06/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		40.59	26,419.21
07/31/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		39.26	26,379.95
08/31/15		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		36.67	26,343.28
09/30/15		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		40.41	26,302.87
10/30/15		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		37.83	26,265.04
11/30/15		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		36.51	26,228.53
12/31/15		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		41.50	26,187.03
01/19/16	101	INTERNATIONAL SURETIES	Bond #016030866 (Term 1/4/2016-1/4/2017)	2300-000		20.42	26,166.61
01/29/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		36.31	26,130.30
03/01/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		36.22	26,094.08
03/31/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		41.17	26,052.91
04/29/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		36.12	26,016.79
05/31/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		36.07	25,980.72
06/22/16	102	INTERNATIONAL SURETIES	Bond #016030866 (Bond Increase effective 06/06/2016)	2300-000		4.53	25,976.19
06/30/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		40.99	25,935.20
07/29/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		35.96	25,899.24
08/31/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		40.86	25,858.38

Page Subtotals: \$26,506.39 \$648.01

**Form 2**Exhibit 9  
Page: 2**Cash Receipts And Disbursements Record****Case No.:** 2:14-bk-25908-BB**Trustee Name:** Wesley H. Avery (001270)**Case Name:** SANOHO DEVELOPMENT, LLC**Bank Name:** Rabobank, N.A.**Taxpayer ID #:** \*\*-\*\*\*1143**Account #:** \*\*\*\*\*2966 Checking Account**For Period Ending:** 09/04/2018**Blanket Bond (per case limit):** \$5,000,000.00**Separate Bond (if applicable):** N/A

1	2	3	4	5	6	7	
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
09/30/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		37.08	25,821.30
10/31/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		35.80	25,785.50
11/30/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		39.45	25,746.05
12/30/16		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		36.93	25,709.12
01/24/17	103	INTERNATIONAL SURETIES	Bond Disbursement - Term 1/4/2017 to 1/4/2018	2300-000		21.35	25,687.77
01/31/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		39.43	25,648.34
02/28/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		34.43	25,613.91
03/31/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		38.06	25,575.85
04/28/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		34.33	25,541.52
05/31/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		40.40	25,501.12
06/30/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		36.67	25,464.45
07/31/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		35.40	25,429.05
08/31/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		40.23	25,388.82
09/29/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		35.29	25,353.53
10/31/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		38.89	25,314.64
11/30/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		36.41	25,278.23
12/14/17		Better Escrow Service	Net Proceeds re Sale of Property located at 11312 Huston Street, North Hollywood, CA 91601		243,828.90		269,107.13
	{1}	Caliber Escrow Inc	Gross Proceeds re Sale of Property located at 11312 Huston Street, North Hollywood, CA 91601  \$6,250,100.00	1110-000			269,107.13
		Symphony Asset Pool XXIII, LLC	Payoff 1st Deed of Trust - Amount Pursuant to Court Order (Docket 117 - 12/23/2014)  -\$5,154,140.94	4110-000			269,107.13
		LAW OFFICES OF ROBERT ARONSON	Interim Attorney Fee	3210-000			269,107.13

Page Subtotals: \$243,828.90 \$580.15

**Form 2**Exhibit 9  
Page: 3**Cash Receipts And Disbursements Record**

**Case No.:** 2:14-bk-25908-BB      **Trustee Name:** Wesley H. Avery (001270)  
**Case Name:** SANOHO DEVELOPMENT, LLC      **Bank Name:** Rabobank, N.A.  
**Taxpayer ID #:** \*\*-\*\*\*1143      **Account #:** \*\*\*\*\*2966 Checking Account  
**For Period Ending:** 09/04/2018      **Blanket Bond (per case limit):** \$5,000,000.00  
**Separate Bond (if applicable):** N/A

1	2	3	4	5	6	7	
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
			-\$90,944.47				
		MENCHACA & COMPANY	Interim Accountant Fee -\$8,000.00	3410-000			269,107.13
		Jeffrey L. Sumpter	Interim Consultant Fee -\$20,000.00	3731-000			269,107.13
		Symphony Asset Pool XXIII, LLC	Lien Payoff - Amount Pursuant to Settlement Agreement (Docket 193 - 10/5/2015) and Order Thereon (Docket 199 - 10/30/2015) -\$160,000.00	4110-000			269,107.13
		Alona Harris c/o Walton & Walton, LLP	Lien Payoff - Amount Pursuant to Court Award in 2:15-ap-01050-BB (Docket 216 - 4/28/2017) -\$187,181.04	4110-000			269,107.13
		Los Angeles County	Property Tax - 1st Half 2014/2015 and Delinquent -\$52,773.61	2820-000			269,107.13
		Security Deposits	For Units #1,2,3,4,5,6,7,8,9,10,11 -\$20,350.00	2500-000			269,107.13
		Rents	Rents for 1/23/2015 to 2/1/2015 for Units #1,2,4,5,6,7,8,9,10,11,13 -\$6,990.40	2500-000			269,107.13
		Property Tax	For 1/1/2015 - 1/23/2015 -\$2,730.97	2820-000			269,107.13
		Marcus & Millichap	Broker Commission -\$250,004.00	3510-000			269,107.13
		Caliber Escrow, Inc	Escrow Fees -\$15,875.00	2500-000			269,107.13
		Caliber Escrow, Inc	Document Preparation -\$100.00	2500-000			269,107.13
		Ticor Title Company	Title Insurance -\$5,900.00	2500-000			269,107.13
		Ticor Title Company	Sub-Escrow Fee -\$22.50	2500-000			269,107.13
		Caliber Escrow, Inc	Wire/Express -\$100.00	2500-000			269,107.13
		Caliber Escrow, Inc	Administration Fee -\$100.00	2500-000			269,107.13

Page Subtotals: \$0.00 \$0.00

**Form 2**Exhibit 9  
Page: 4**Cash Receipts And Disbursements Record**

**Case No.:** 2:14-bk-25908-BB      **Trustee Name:** Wesley H. Avery (001270)  
**Case Name:** SANOHO DEVELOPMENT, LLC      **Bank Name:** Rabobank, N.A.  
**Taxpayer ID #:** \*\*-\*\*\*1143      **Account #:** \*\*\*\*\*2966 Checking Account  
**For Period Ending:** 09/04/2018      **Blanket Bond (per case limit):** \$5,000,000.00  
**Separate Bond (if applicable):** N/A

1	2	3	4	5	6	7	
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
		Caliber Escrow, Inc	Audit Fee -\$75.00	2500-000			269,107.13
		Caliber Escrow, Inc	Demand Fee -\$60.00	2500-000			269,107.13
		Caliber Escrow, Inc	Escrow Fee Coupon Credit \$5,500.00	2500-000			269,107.13
		Caliber Escrow, Inc	Courier/Overnight -\$95.37	2500-000			269,107.13
		Government Recording and Transfer Charges	City / County Tax / Stamps -\$35,002.80	2820-000			269,107.13
		Ticor Title Company	Four (4) Release Recordings -\$150.00	2500-000			269,107.13
		M Rambaut	Traveling Notary Fee -\$150.00	2500-000			269,107.13
		Better Escrow Service	Escrow Fee -\$500.00	2500-000			269,107.13
		Better Escrow Service	Additional Escrow Fee -\$500.00	2500-000			269,107.13
		Better Escrow Service	Banking/Wiring Fees -\$25.00	2500-000			269,107.13
12/29/17		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		163.73	268,943.40
01/23/18	{6}	Franchise Tax Board	State Tax Refund for Tax Year 2015	1224-000	2,998.00		271,941.40
01/23/18	{6}	Franchise Tax Board	State Tax Refund for Tax Year 2013	1224-000	547.37		272,488.77
04/05/18	104	MENCHACA & COMPANY	Claim #ACCT EXP / Filed: \$61.75 / Dividend paid at 100.00% = \$61.75	3420-000		61.75	272,427.02
04/05/18	105	MENCHACA & COMPANY	Claim #ACCT FEE / Filed: \$26,425.00 / Dividend paid at 59.01% = \$11,515.63	3410-000		11,515.63	260,911.39
04/05/18	106	LAW OFFICES OF ROBERT ARONSON	Claim #ATTY EXP / Filed: \$4,049.88 / Dividend paid at 100.00% = \$4,049.88	3220-000		4,049.88	256,861.51
04/05/18	107	LAW OFFICES OF ROBERT ARONSON	Claim #ATTY FEE / Filed: \$408,710.49 / Dividend paid at 45.34% = \$75,443.80	3210-000		75,443.80	181,417.71
04/05/18	108	Jeffrey L. Sumpter	Claim #CNSLT EXP / Filed: \$161.13 / Dividend paid at 100.00% = \$161.13	3732-000		161.13	181,256.58
04/05/18	109	Jeffrey L. Sumpter	Claim #CNSLT FEE / Filed:	3731-000		37,720.78	143,535.80

Page Subtotals: \$3,545.37 \$129,116.70

**Form 2**Exhibit 9  
Page: 5**Cash Receipts And Disbursements Record**

**Case No.:** 2:14-bk-25908-BB      **Trustee Name:** Wesley H. Avery (001270)  
**Case Name:** SANOHO DEVELOPMENT, LLC      **Bank Name:** Rabobank, N.A.  
**Taxpayer ID #:** \*\*-\*\*\*1143      **Account #:** \*\*\*\*\*2966 Checking Account  
**For Period Ending:** 09/04/2018      **Blanket Bond (per case limit):** \$5,000,000.00  
**Separate Bond (if applicable):** N/A

1	2	3	4	5	6	7	
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
			\$155,182.00 / Dividend paid at 65.35% = \$37,720.78				
04/05/18	110	United States Bankruptcy Court	Claim #COURT / Filed: \$350.00 / Dividend paid at 100.00% = \$350.00	2700-000		350.00	143,185.80
04/05/18	111	Wesley Avery	Combined trustee compensation & expense dividend payments.			132,538.22	10,647.58
			Claims Distribution - Tue, 01-23-2018  \$132,284.09	2100-000			10,647.58
			Claims Distribution - Tue, 01-23-2018  \$254.13	2200-000			10,647.58
04/05/18	112	FRANCHISE TAX BOARD	Claim #14-3 / Filed: \$2,698.29 / Dividend paid at 100.00% = \$2,698.29	2820-000		2,698.29	7,949.29
04/05/18	113	City of Los Angeles Office of FinanceLos Angeles City Attorney's Office Attn: Wendy Loo	Claim #5P-1 / Filed: \$1,225.70 / Dividend paid at 91.89% = \$1,126.32	5800-000		1,126.32	6,822.97
04/05/18	114	Kevin and Loredana Cardwell	Claim #6P-1 / Filed: \$2,775.00 / Dividend paid at 91.89% = \$2,550.00 Stopped on 07/03/2018	5600-000		2,550.00	4,272.97
04/05/18	115	FRANK & NICOLE TORTORICI	Claim #11-1 / Filed: \$2,500.00 / Dividend paid at 91.89% = \$2,297.30	5600-000		2,297.30	1,975.67
04/05/18	116	DOUG VANNI & MAX ELI	Claim #12-1 / Filed: \$2,150.00 / Dividend paid at 91.89% = \$1,975.67	5600-000		1,975.67	0.00
07/03/18	114	Kevin and Loredana Cardwell	Claim #6P-1 / Filed: \$2,775.00 / Dividend paid at 91.89% = \$2,550.00 Stopped: check issued on 04/05/2018	5600-000		-2,550.00	2,550.00
07/05/18	117	Kevin and Loredana Cardwell	Claim #6P-1 / Filed: \$2,775.00 / Dividend paid at 91.89% = \$2,550.00 **Re-Issued Check**	5600-000		2,550.00	0.00

<b>COLUMN TOTALS</b>	<b>273,880.66</b>	<b>273,880.66</b>	<b>\$0.00</b>
Less: Bank Transfers/CDs	0.00	0.00	
<b>Subtotal</b>	<b>273,880.66</b>	<b>273,880.66</b>	
Less: Payments to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$273,880.66</b>	<b>\$273,880.66</b>	

**Form 2**

Exhibit 9  
Page: 6

**Cash Receipts And Disbursements Record**

**Case No.:** 2:14-bk-25908-BB

**Trustee Name:** Wesley H. Avery (001270)

**Case Name:** SANOHO DEVELOPMENT, LLC

**Bank Name:** Rabobank, N.A.

**Taxpayer ID #:** \*\*-\*\*\*1143

**Account #:** \*\*\*\*\*2966 Checking Account

**For Period Ending:** 09/04/2018

**Blanket Bond (per case limit):** \$5,000,000.00

**Separate Bond (if applicable):** N/A

Net Receipts:	\$273,880.66
Plus Gross Adjustments:	\$6,006,271.10
Less Payments to Debtor:	\$0.00
Less Other Noncompensable Items:	\$0.00
<b>Net Estate:</b>	<b>\$6,280,151.76</b>

<b>TOTAL - ALL ACCOUNTS</b>	<b>NET DEPOSITS</b>	<b>NET DISBURSEMENTS</b>	<b>ACCOUNT BALANCES</b>
*****2966 Checking Account	\$273,880.66	\$273,880.66	\$0.00
	<b>\$273,880.66</b>	<b>\$273,880.66</b>	<b>\$0.00</b>